



ఆంధ్రప్రదేశ్ రాజ పత్రము

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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M)DEPARTMENT**

DRAFT VARIATION TO CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE FOR AN EXTENT OF 6,649.00 SQ.M IN SY. NO. 182/1C1P, 185/3P, 186P OF VEERAVARAM (V), TUNI MUNICIPALITY, EAST GODAVARI DISTRICT APPLIED BY M/S CHITTURI INFRACON PVT LTD.

*[Memo No.886708/M1/2017, Municipal Administration & Urban Development (M) Department, 10<sup>th</sup> January, 2018]*

**NOTIFICATION**

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.322, Municipal Administration & Urban Development Department, Dated:06.07.2002, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

**DRAFT VARIATION**

The site is falling in Sy. No.182/1C1P, 185/3P & 186/1P of Tuni Municipality, Tuni (M), East Godavari District admeasuring an area of 6649.00 Sq. mts. The boundaries which are given in the schedule below which was earmarked for residential land use in Master Plan of Tuni Municipality sanctioned in G.O.Ms. No. 322, MA &UD Department, dated 06.07.2002 is now proposed to be designated as Commercial land use which was available in the office of the Tuni Municipality, subject to the following conditions:-

1. formation of 12.00 mts wide service road in the applicant's site, as the proposed site is abutting existing 60.0 mts wide NH 16.
2. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
3. the applicant shall obtain approval of building plans for construction of buildings from Tuni Municipality duly paying necessary charges to the Tuni Municipality and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Tuni Municipality before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc.
6. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

**SCHEDULE OF BOUNDARIES**

North	:NH -16 Road
South	:Existing 12.00 mts wide road in approved layout LP. No.131/2015
East	:Proposed 12.00 mts Master Plan Road.
West	:Existing 12.00 mts wide road in approved layout LP. No.131/2015

R. KARIKAL VALAVEN  
PRINCIPAL SECRETARY TO GOVERNMENT